

SECTION 6: "R-1" SINGLE-FAMILY RESIDENTIAL ZONE

The following regulations shall apply in the "R-1" One-Family Zone unless otherwise provided in this Ordinance.

USE

- A.**
1. One-family dwellings of a permanent character placed in permanent locations and one-family manufactured homes installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code which comply with Subsection G of this Section. Private garages to accommodate not more than three (3) cars. (Amended by Ord. No. 2873, effective 4-20-89.)
 2. Private greenhouses and horticultural collections, poultry (roosters excluded) for domestic, non-commercial use (not to exceed 24 birds), flower and vegetable gardens, fruit trees. (Amended by Ord. No. 703, effective 8-27-59; amended by Ord. No. 2828, effective 3-31-88.)
 3. One (1) unlighted sign not exceeding six (6) square feet in area pertaining only to the sale, lease or hire of only the particular building, property or premises upon which displayed. No other advertising signs, structures or devices of any character shall be permitted in any "R-1" One Family Zone.
 4. Storage of petroleum products for use on the premises.
 5. The keeping of household pets, such as dogs and cats, provided that no kennel shall be permitted. (Added by Ord. No. 2828, effective 3-31-88.)
 6. Bed and Breakfast Home with one or two guest rooms. (Added by Ord. No. 3222, effective 4-22-99)
 7. Family Day Care Home, small. (Added by Ord. No. 3222, effective 4-22-99)

HEIGHT

- B.** Two and one-half (2-1/2) stories and not to exceed thirty-five (35) feet to uppermost part of roof, except as provided in Sections 15 and 16.

FRONT YARD

- C.** There shall a front yard of not less than twenty-five (25) percent of the depth of the lot provided such front yard need not exceed twenty-five (25) feet except, where lots comprising forty (40) percent or more of the frontage on one side of a street between

intersecting streets are developed with buildings having an average front yard with a variation of not more than six (6) feet, no building hereafter erected or structurally altered shall project beyond the average front yard line so established.

SIDE YARD

- D.** On interior lots there shall be a side yard on each side of a building of not less than ten (10) percent of the width of the lot, provided that such side yard shall be not less than three (3) feet and need not exceed five (5) feet in width.

On corner lots the side yard regulation shall be the same as for interior lots except in the case of a reversed corner lot. In this case, there shall be a side yard on the street side of the corner lot of not less than fifty (50) percent of the front yard required on the lots in the rear of such corner lot, and no accessory building on said corner lot shall project beyond the front yard line on the lots in the rear; provided, further, that this regulation shall not be so interpreted as to reduce the buildable width (after providing the required interior side yard) of a reversed corner lot of record at the time this Ordinance becomes effective, to less than twenty-eight (28) feet, nor to prohibit the erection of an accessory building where this regulation cannot reasonably be complied with.

REAR YARD

- E.** There shall be a rear yard of not less than twenty-five (25) percent of the depth of the lot, provided such rear yard need not exceed twenty-five (25) feet.

LOT AREA PER FAMILY

- F.** Every main building hereafter erected or structurally altered shall have a lot area of not less than six thousand (6,000) square feet per family.

Provided, however, that where a lot has less area than herein required and was of record at the time this Ordinance became effective, said lot may be occupied by not more than one family.

STANDARDS FOR MANUFACTURED HOMES

- G.**
1. The installation of a manufactured home in accordance with Subsection A of this Section shall not be permitted if more than ten (10) years have elapsed between the date of manufacture of the manufactured home and the date of issuance of a permit to install the manufactured home.
 2. Every manufactured home installed after the effective date of this subsection shall comply with the following architectural requirements.
 - a. Roof overhang: Shall be not less than 12 inches

around the entire perimeter of the manufactured home as measured from the vertical side of the home. The overhang requirement may be waived where an accessory structure is attached to the manufactured home.

- b. Roof material: Shall consist of material customarily used for conventional one-family dwellings, such as tile, composition shingles, and wood shakes and shingles (if permitted by County fire regulations). If shingles or wood shakes are used, the pitch of the roof shall be not less than a nominal 3 inches vertical to 12 inches horizontal.
- c. Siding material: Shall consist of exterior material customarily used for conventional one-family dwellings, such as stucco, wood, brick, stone or decorative concrete. Metal siding, if utilized, shall be non-reflective and horizontally lapping. Siding material utilized as skirting shall be the same as the material used on the exterior wall surface of the manufactured home. (Subsection G added by Ord. No. 2873, effective 4-20-89.)